

RZC 21.04 GENERAL PROVISIONS

21.04.030 Comprehensive Allowed Uses Chart - [Subsections A. and B. not shown – no changes]

C. Nonresidential Zones.

[Parts of the table not shown have no changes]

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones										
Online Users: Click on District Abbreviation to View Map -->	NC- 1	NC- 2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3
General Sales or Service										
General Sales or Service										P
Automobile sales, rental, or service establishment		P	P	C	P	P				P
Heavy consumer goods sales, rental, or service			P	P	P		P			P
Durable consumer goods sales, rental, and service			P	P	P		P			P
Consumer goods, other	P	P	P		P		P			P
Membership wholesale / retail warehouse					P					
Grocery, food, beverage, or dairy sales	P	P	P				P			P
Marijuana retail sales			P		P		P			
Health and personal care		P	P		P					P
Convenience store			P	P						P
Finance and insurance		P	P	P	P		P	P		P
Real estate services	P	P	P		P		P			P
Professional services	P	P	P	P	P	P	P			P
Administrative services			P	P	P		P			P
Services to buildings or dwellings				P	P		P			P
Travel arrangement and reservation services							P			P
Investigation and security services							P			P
Full-service restaurant	P	P	P	P	P	C	P			P
Cafeteria or limited-service restaurant	P	P	P	P	P	C	P			P
Bar or drinking place			P	P	P					P
Caterer					P	P				P
Food service contractor					P	P				P
Animal kennel/shelter			P		P					P
Personal services	P	P	P	P	P					P
Pet and animal sales or service (except veterinary)			P		P					P
Hotels, motels and other accommodation services										
Bed and breakfast inn										
Hotel or motel			P				P			
Manufacturing and Wholesale Trade										
Manufacturing and Wholesale trade				P	P	P	P			P
Marijuana processing				P	P	P	P			
Agriculture										



Redmond Zoning Code

Crop production								P	P	P
Marijuana production								P		
Animal production										
Equestrian facility										

D. Mixed Use Zones.

[Parts of the table not shown have no changes]

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones						
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT
General Sales or Service						
General Sales or Service	P	P	P/C	P	P	P/C
Automobile sales, rental, or service establishment	P	P	P/C	P	P	
Heavy consumer goods sales, rental, or service	P	P	P/C	P	P	
Durable consumer goods sales, rental, and service	P	P	P/C	P	P	
Consumer goods, other	P	P	P/C	P	P	
Membership wholesale / retail warehouse						
Grocery, food, beverage, or dairy sales	P	P	P/C	P	P	
Marijuana retail sales	P	P	P	P	P	
Health and personal care	P	P	P/C	P	P	
Convenience store	P	P	P/C	P	P	
Finance and insurance	P	P	P/C	P	P	

RZC 21.14 COMMERCIAL REGULATIONS

21.14.020 General Commercial

[Subsections A, B., & C. not shown – no changes]

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the General Commercial (GC) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit



approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

[Parts of the table not shown have no changes]

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
General sales or services					
3	Automobile sales, service, or rental establishment	2; 3	0.35; 0.70	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	A. Shall not abut residential zone. B. Sales uses must operate as stand-alone businesses; rental uses may operate in mixed-use developments. C. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan. D. Vehicle display area shall be outside of required parking and landscape areas. E. Vehicles shall be stored on paved surfaces. F. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, may be displayed on the outside of or in the windows of vehicles. G. Outdoor loudspeaker systems are prohibited. H. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage. I. Vehicle repair shall be conducted indoors.
4	Heavy consumer goods sales or service	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	
5	Durable consumer goods sales or service				
6	Consumer goods sales or service, other than heavy or durable				
7	Grocery, food and beverage				
8	Convenience				

	store				
9	Health and personal care				A. Drive-through facilities permitted. B. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street. C. Type II landscaping shall screen drive-through lanes.
10	Finance and insurance				
11	Real estate services				
12	Professional services				
13	Administrative services				
14	Full-service restaurant			1,000 sq ft gfa (9.0, 9.0)	A. Drive-through facilities permitted. B. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street. C. Type II landscaping shall screen drive-through lanes.
15	Cafeteria or limited service restaurant			1,000 sq ft gfa (10.0, 10.0)	
16	Bar or drinking place				
17	Personal services				
	Pet and animal sales or service (except veterinary)	2; 3	0.35; 0.70		Boarding and training facilities must be located inside of a structure.
18	Animal kennel/shelter			1,000 sq ft gfa (4.0, 5.0)	A. Boarding facilities must be located inside of a structure. B. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete. C. The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems.
19	Hotel or motel			Rental room (1.0, 1.0)	
<u>20</u>	<u>Marijuana retail sales</u>	<u>2;</u> <u>2</u>	<u>0.35;</u> <u>0.35</u>	<u>1,000 sq ft gfa (10.0, 10.0)</u>	<u>Only permitted on properties that front on public streets.</u>

[Renumber following uses in table to accommodate addition of “Marijuana retail sales” use. Otherwise no other changes to table.]

21.14.040 Manufacturing Park

[Subsections A., B., & C. not shown – no changes]

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Manufacturing Park (MP) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.040C
Allowed Uses and Basic Development Standards

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
General sales or services					
1	Automobile sales, service, or rental establishment	4; 5	0.5; 1.0	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	A. Gasoline service requires conditional use permit. See RZC 21.76.070.K, Conditional Use Permit . B. Shall not abut residential zone. C. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan. D. Vehicle display area shall be outside of required parking and landscape areas. E. Vehicles shall be stored on paved surfaces. F. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles. G. Outdoor loudspeaker systems are prohibited. H. Razor wire, chain link, and barbed wire fences are prohibited on street or access frontage. I. Vehicle repair shall be conducted indoors. J. Auto and motorcycle repair uses may also allow sales, not to exceed 25 percent of the combined gross floor area of all uses. K. Auto sales only permitted in conjunction with repair (see note J above), or as stand-alone businesses on properties with frontage on NE 90th Street between Willows Road and 152nd Avenue NE, NE 95th Street between Willows Road and 151st Avenue NE, and 151st Avenue NE between NE 90th Street and NE 95th Street.
2	Real estate services	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Limited to mini-warehouses/self-storage only, except within the Manufacturing Park Overlay as shown on Map 14.1, Southeast Redmond Manufacturing Park Overlay .
3	Heavy consumer goods sales or service	4; 4	0.25; 0.25	1,000 sq ft gfa (2.0, 5.0)	A. Limited to repair and rental of goods, and membership wholesale/retail warehouses only, except within the Manufacturing Park Overlay as shown on Map 14.1, Southeast Redmond Manufacturing Park Overlay . B. For membership wholesale/retail warehouses: 1. Permitted in SE Redmond only. 2. A Development Agreement is required and must address the following policy areas of the Comprehensive Plan: land use and design, sustainable building practices, utilities, environmental issues, transportation, parks and open space, and community character. 3. A neighborhood meeting is required prior to development agreement public hearing. 4. Notice for neighborhood meeting shall be mailed at least 21 days in advance to all owners and tenants of properties within 1,000 feet of the site for which a complete application has been received by the City. Notice shall also be mailed to all homeowners' associations and
4	Durable consumer goods sales or service				
5	Consumer goods sales or service, other than heavy or durable				

Table 21.14.040C
Allowed Uses and Basic Development Standards

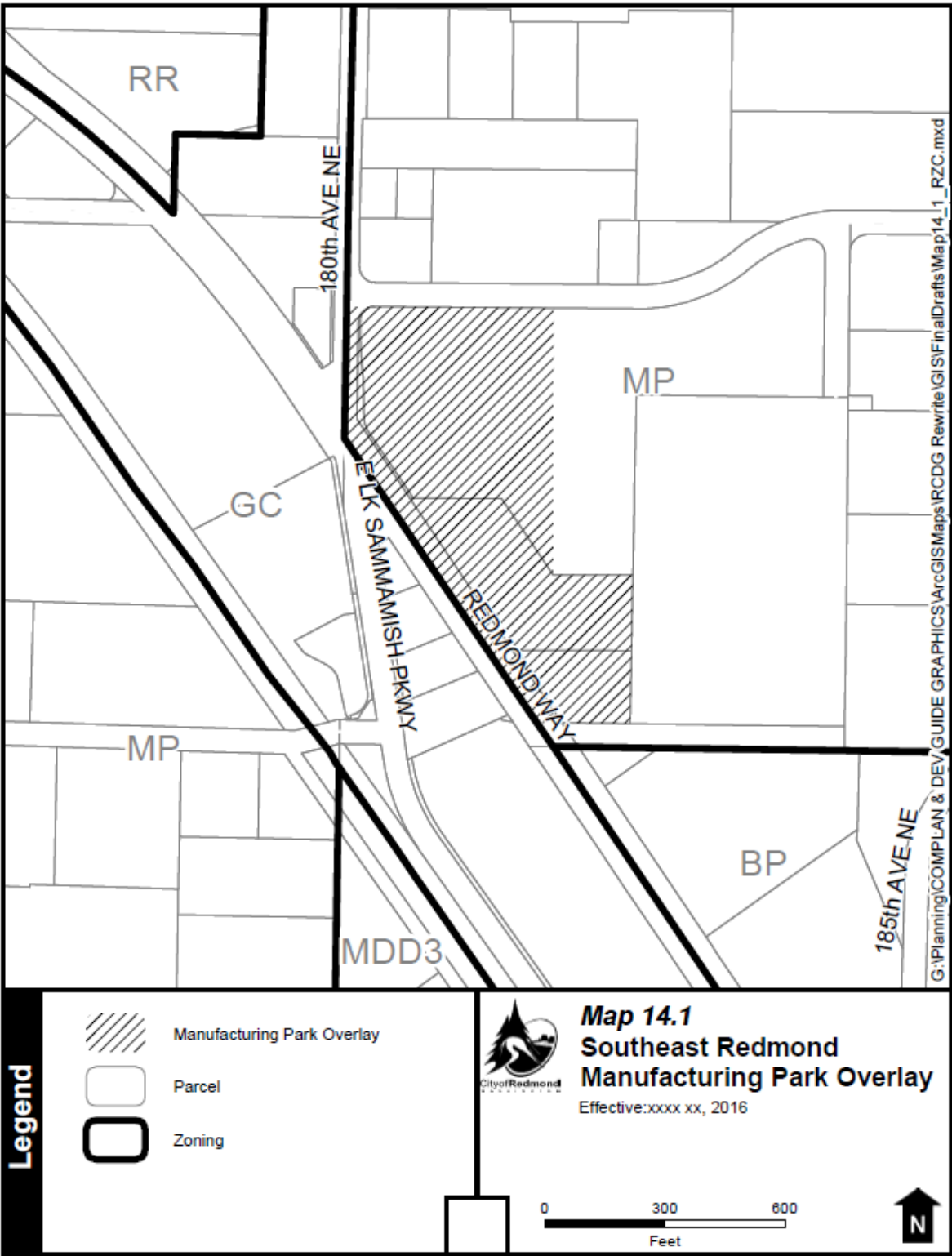
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					residential properties adjacent to the specific MP zone in question. C. Parking in the Manufacturing Park Overlay shall be provided at 2.0 to 3.0 stalls per 1,000 sq ft gfa.
6	Health and personal care	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, <u>Southeast Redmond Manufacturing Park Overlay</u> .
7	Finance and insurance				Limited to research and development services and other uses that support another permitted use in the MP zone, except within the Manufacturing Park Overlay as shown on Map 14.1, <u>Southeast Redmond Manufacturing Park Overlay</u> .
8	Professional services				Limited to corporate headquarters and regional offices associated with manufacturing or wholesale trade uses in an MP zone in Redmond, except within the Manufacturing Park Overlay as shown on Map 14.1, <u>Southeast Redmond Manufacturing Park Overlay</u> .
9	Administrative services				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, <u>Southeast Redmond Manufacturing Park Overlay</u> .
10	Personal services				
11	Services to buildings and dwellings				
12	Full-service restaurant	4; 5	0.5; 1.0	Employee on maximum shift (1.0, 1.0)	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex. B. 50-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply. C. Hours of operation limited to 6 a.m.-12 a.m. daily.
13	Cafeteria or limited service restaurant			1,000 sq ft gfa (10.0, 10.0)	
14	Bar or drinking place				
15	Caterer				
16	Food service contractor				
17	Pet and animal sales or services (except veterinary)			1,000 sq ft gfa (2.0, 3.0)	Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, <u>Southeast Redmond Manufacturing Park Overlay</u> .
18	Animal kennel / shelter				A. Boarding facilities must be located inside of a structure. B. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete. C. The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems.
19	<u>Marijuana retail sales</u>	<u>2;</u> <u>2</u>	<u>0.25;</u> <u>0.25</u>	<u>1,000 sq ft gfa</u> <u>(10.0, 10.0)</u>	<u>A. Allowed only within the Sammamish Valley Manufacturing Park Overlay as shown on Map 14.2, Sammamish Valley Manufacturing Park Overlay</u> <u>B. Only permitted on properties that front on public streets.</u>

[Renumber following uses in table to accommodate addition of “Marijuana retail sales” use. Otherwise no other changes to table.]

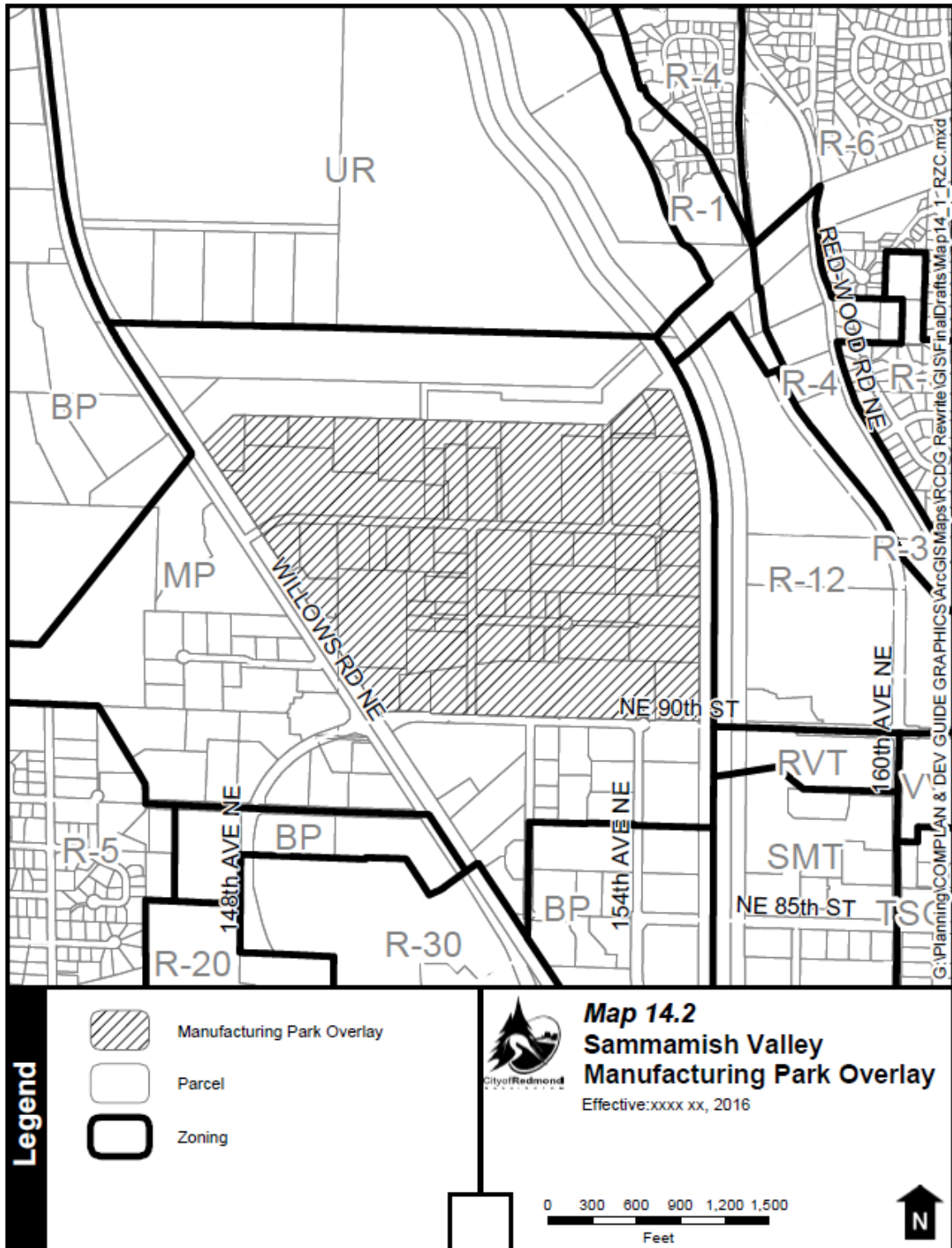
E. **Manufacturing Park Overlay.** The Southeast Redmond Manufacturing Park Overlay is shown in Map 14.1, *Southeast Redmond Manufacturing Park Overlay*, below. The Sammamish Valley Manufacturing Park Overlay is shown in Map 14.2, *Sammamish Valley Manufacturing Park Overlay*, below.

Map 14.1
Southeast Redmond Manufacturing Park Overlay



Map 14.2

Sammamish Valley Manufacturing Park Overlay



RZC 21.41 MARIJUANA-RELATED USES

21.41.010 Relationship to Federal Law

The production, processing, and retailing of marijuana is and remains illegal under federal law. Nothing in this chapter or as provided elsewhere in the RZC or RMC authorizes or permits any person or entity to circumvent or violate federal law.

21.41.020 Collective Gardens

- A. On ~~March 31, 2014~~ May 21, 2015, the ~~Court of Appeals, Division I~~ Washington Supreme Court, in *Cannabis Action Coalition v. City of Kent*, held that, ~~despite the authorizing language in RCW 69.51A.085, collective gardens are illegal uses consistent with former RCW 69.51A.140 (Chapter 181, Laws of 2011), cities may adopt zoning regulations regarding collective gardens including regulations which prohibit collective gardens.~~
- B. During the 2015 Regular Session, the Washington State Legislature passed 2SSB 5052 (Chapter 70, Laws of 2015) which, among other things, deleted RCW 69.51A.085, which authorizes collective gardens, effective July 1, 2016. Therefore, as of July 1, 2016, the state law authorizing collective gardens will no longer exist and collective gardens will not be allowed under state law.
- A.C. Consistent with state law, collective gardens are not allowed within the city.

21.41.030 State License

No marijuana processor, marijuana producer, or marijuana retailer shall locate in the city without a valid license issued by the Washington State Liquor ~~Control~~ and Cannabis Board, and must at all times conform with state law and city regulations. In the event any city regulation conflicts with state law or state regulations, the more restrictive provision shall prevail.

21.41.040 Location; Buffers

- A. Marijuana production, marijuana processing, and marijuana retail uses are allowed uses within the city where in compliance with state law and regulation and this chapter.
- B. No marijuana producer, marijuana processor, or marijuana retailer shall locate within 1,000 feet, measured in the manner set forth in WAC 314-55-050(10), from any of the existing uses listed in RCW 69.50.331 and as defined in WAC 314-55-010 as of the date of adoption of this chapter:
1. Elementary or secondary school,
 2. Playground,
 3. Recreation center or facility,
 4. Child care center,
 5. Public park,
 6. Public transit center,

7. Library, or
8. Game arcade.

21.41.050 Structural Requirements

All marijuana processors, marijuana producers, and marijuana retailers must operate in a permanent structure designed to comply with the City Building Code.